

SITE PLAN REVIEW AGENDA

Tuesday, May 16, 2017

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-34-16-17
Applicant: Robert Morgan (Morgan Management)
Address: 270 East Avenue
Zoning District: CCD-E
Description: Construct 4-5 story, 221,000 square foot, mixed use building with retail, office, 120 (+/-) dwelling units, underground and ground level parking, and a public open space

Requirement for Site Plan Review: 120-65D: Applications not meeting the design criteria shall require site plan approval
120-70F(1)(c)[1]: Buildings shall be a maximum four stories in height
120-191D(3)(a)[2]: All new construction in the CCD that include minor deviations from the design criteria
120-191D(3)(c)[2]: Applications in the CCD that include major deviations from the design criteria

Site Plan Type: Major
Quadrant: TBD
Enforcement: No
SEQR: Type 1 (Note: SEQR review for the Inner Loop East Transformation Project included future development parameters. This project falls within those parameters, and thus is covered by the Negative Declaration issued December 23, 2013).

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-20-16-17
Address: [419 Thurston Road](#)
Zoning District: R-1
Description: Change use of existing nonconforming building from one nonconforming use (vehicle repair, vacant) to another (retail), with site and landscaping improvements.

Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Scheduled for 6-5-2017 CPC

File #: SP-24-16-17
Address: [1535 Hudson Avenue](#) and 611 East Ridge Road
Zoning District: C-3
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East

Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Review of DES comments regarding shared access on Hudson.

File #: **SP-18-16-17**
Address: [8½ Prince Street](#) (AKA 8C)
Zoning District: R-3
Description: Construct 137 space ancillary parking lot to serve the hotel operated uses in Planned Development (PD) #16, Century-Strathallan
Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: Approved by CPC 5-1-2017, Site Plan approval pending

File #: **SP-12-16-17**
Address: 120 Charlotte Street
Zoning District: CCD-E
Description: Construct a 4 story, 50 unit, multifamily dwelling and 17 space parking lot.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending.

File #: **SP-08-16-17**
Address: [135-165 Murray Street](#)
Description: Legalize the existing salvage yard.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Waiting for applicant to submit revised drawings.

File #: **SP-21-16-17**
Address: [586 Lyell Avenue](#)
Zoning District: C-2
Description: Change use from vehicle sales and service (vacant) to vehicle service only (vehicular locksmith).
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan findings pending; requires Special Permit application to CPC

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

700 Hollenbeck Street, C-2. Pending site plan application to legalize outdoor uses on multi-tenant site.